THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 11/07/08 10:05 2 pgs
Fees:13.00 Taxes:547.60

20081107-0110860

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***148,000.00.

Cathy F. Bradford
Affiant

Subscribed and sworn to before me this 28th day of October, 2008.

Mitchell A. Watts
Notary Public

My Commission Expires: 9-30-09

ADDRESS OF NEW OWNER

John M. Nelson
551 Highcrest Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO

Franklin American
Mortgage Co.
501 Corporate Centre Dr.
Suite 400
Franklin, TN 37067

MAP & PARCEL NOS.

MAP 147-15-0
PARCEL 033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Eight Thousand and 00/100 Dollars ($***148,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Cathey F. Bradford, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto John M. Nelson, unmarried, and Kenneth R. Sinclair, unmarried, as joint tenants with right of survivorship, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 61 on the Plan of Whispering Hills, Section 1, of record in Book 2331, pages 82, 83 and 84, amended in Book 3157, page 623, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Douglas Timothy Bradford and Cathey Paulette Ferrell, both unmarried, by Warranty Deed dated March 14, 1995, from the Estate of Christine Miller, of record in Book 9619, page 772, in the Register's Office for Davidson County, Tennessee, and by Quitclaim Deed dated August 29, 1995, from Gregory S. Perrone, Trustee, to Douglas Timothy Bradford and wife, Cathey F. Bradford, of record in Book 9779, page 528, in said Register's Office, and by Quitclaim Deed dated May 16, 2006, from Douglas Timothy Bradford, unmarried, to Cathey F. Bradford, unmarried, of record as Instrument No. 20060523-0060221 in said Register's Office. Cathey F. Bradford being one and the same person as Cathey Paulette Ferrell.

This is improved property known as 551 Highcrest Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Whispering Hills, Section 1, of record in Book 2331, page 82, 83 and 84, amended in Book 3157, page 623, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 28th day of October, 2008.

Cathey F. Bradford

Cathey F. Bradford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cathey F. Bradford, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of October, 2008.

Mitchell A. Watts

Notary Public

My Commission Expires: 4-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY